| 178.0 | 0002 | 0007.B | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 784,100 | / | 784,100 |
| USE VALUE: | 784,100 | / | 784,100 |
| ASSESSED: | 784,100 | / | 784,100 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 49 | | VALENTINE RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | CROWLEY BRIAN & ELIZABETH |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 49 VALENTINE RD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | HUG MICHAEL A - |
| Owner 2: | QUINLAN-HUG LAURA - |
| Street 1: | 49 VALENTINE RD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains .14 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1949, having primarily Wood Shingle Exterior and 1728 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 6100.000 | 361,500 | 500 | 422,100 | 784,100 |
| Total Card | 0.140 | 361,500 | 500 | 422,100 | 784,100 |
| Total Parcel | 0.140 | 361,500 | 500 | 422,100 | 784,100 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 453.76 /Parcel: 453.76

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 120372

**GIS Ref**

**GIS Ref**

**Insp Date** 11/18/16

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

**Parcel ID** 178.0-0002-0007.B

!13965!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 361,500 | 500 | 6,100. | 422,100 | 784,100 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 349,800 | 500 | 6,100. | 422,100 | 772,400 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 349,900 | 500 | 6,100. | 422,100 | 772,500 | 772,500 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 290,400 | 500 | 6,100. | 422,100 | 713,000 | 713,000 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 290,400 | 500 | 6,100. | 355,800 | 646,700 | 646,700 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 278,100 | 500 | 6,100. | 325,600 | 604,200 | 604,200 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 278,100 | 500 | 6,100. | 277,400 | 556,000 | 556,000 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 257,400 | 500 | 6,100. | 241,200 | 499,100 | 499,100 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 18:04:20 |

**LAST REV**

| Date | Time |
|---|---|
| 06/19/17 | 10:53:05 |
| danam | |

**PAT ACCT.** 13965

## SALES INFORMATION

**TAX DISTRICT**

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| HUG MICHAEL A, | 63516-579 | | 4/22/2014 | | 596,000 | No | No | | |
| QUINLAN ELIZABE | 54365-181 | | 3/3/2010 | | 446,250 | No | No | | |
| QUINLAN ROBERT | 46882-400 | | 1/27/2006 | Family | 99 | No | No | | |
| | 7465-189 | | 1/1/1901 | Family | | No | No | | N |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 120372 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 1/21/2016 | 79 | Redo Bas | 8,000 | C | 1/21/2016 | | | add fin fam room t |
| 4/7/2005 | 226 | Re-Roof | 6,386 | C | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/18/2016 | Permit Visit | DGM | D Mann |
| 11/18/2016 | Meas/Inspect | DGM | D Mann |
| 5/14/2015 | SQ Returned | MM | Mary M |
| 3/27/2009 | Inspected | 201 | PATRIOT |
| 3/24/2009 | Missed Appt. | 372 | PATRIOT |
| 12/2/2008 | Measured | 355 | PATRIOT |
| 10/25/2005 | Fieldrev-Chg | BR | B Rossignol |
| 2/24/2000 | Inspected | 276 | PATRIOT |
| 12/23/1999 | Mailer Sent | | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 6100 | | Sq. Ft. | Site | | 0 | 70. | 0.99 | 7 | | | | | | | | | 422,102 | | | | | | 422,100 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.14004 | Total SF/SM: | 6100 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 422,102 | Spl Credit | | Total: | 422,100 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 5 - Cape | | |
| Sty Ht: | 1T - 1 & 3/4 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1949 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G18 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 50 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Very Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | VG - Very Good | 4.6 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 4.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 110.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.98500049 |
| Adj $ / SQ: | 146.273 |
| Other Features: | 99000 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 378901 |
| Depreciation: | 17429 |
| Depreciated Total: | 361471 |

## COMMENTS

## RESIDENTIAL GRID

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | | | | | | | | # Units | 1 | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 6 | BRs: | 3 | Baths: | 2 | HB | | | | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

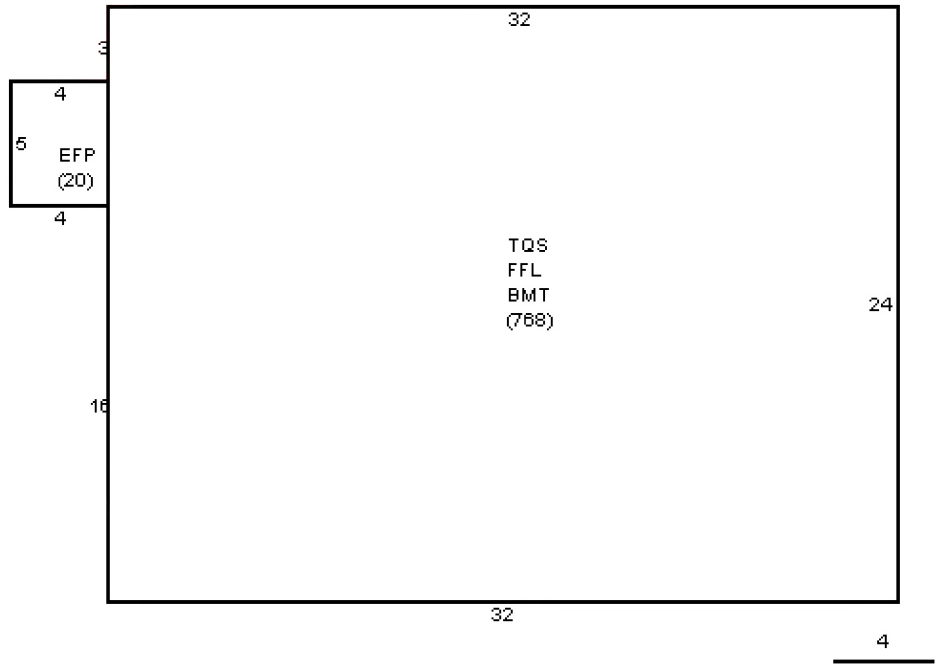
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | M |
| Totals | | | |
| 1 | 6 | 3 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 160.90 |
| Special Features: | 0 | Val/Su Net: | 169.56 |
| Final Total: | 361500 | Val/Su SzAd | 268.97 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 768 | 61.760 | 47,434 |
| FFL | First Floor | 768 | 146.270 | 112,337 |
| TQS | 3/4 Story | 576 | 146.270 | 84,253 |
| EFP | Enclos Porch | 20 | 71.510 | 1,430 |
| | Net Sketched Area: | 2,132 | Total: | 245,454 |
| Size Ad | 1344 | Gross Area | 2324 | FinArea 1728 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 50 | G | |

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## PARCEL ID

178.0-0002-0007.B

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 19 | Patio | D | Y | 1 | 16X24 | F | FR | 1960 | 2.90 | T | 51 | 101 | | | 500 | | | 500 |

| More: | N | Total Yard Items: | 500 | Total Special Featues: | | Total: | 500 |
|---|---|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc